STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

My Commission Expires: 1/25/00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 1997

Notary Public

(AFFIX SEAL)

DANA SUMMERELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

Mail

ADDRESS NEW OWNER(S):
Jerry E. Stewart et al
1905 Russell Street
Nashville, TN 37206

SEND TAX BILLS TO:
same as owner

MAP & PARCEL NOS.
83-14-97.00

BOOK 10348 PG 573

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **Lena Lucille Broadrick**, the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **Jerry E. Stewart and wife, Barbara Lynn Stewart and Lola Lynn Stewart,** (the "Grantees"), their successors and assigns, certain real estate located in **Davidson** County, Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 80 on the Map of the Subdivision of the Priest Home Place, as of record in Book 161, Page 102, Register's Office for said County.**

**Said Lot No. 80 fronts 50 feet on the northerly side fo Russell Street and runs back between parallel lines 160 feet to an alley.**

**Being the same property conveyed to Owen Broadrick and wife, Lucille Broadrick by deed from Wm. B. Street and wife, Nellie G. Street of record in Book 2595, Page 175, Register's Office for Davidson County, TN. Being further conveyed to Lena Lucille Hunter Broadrick by Final Decree of record in Book 3838, Page 450, said Register's Office. Lena Lucille Hunter Broadrick and Lena Lucille Broadrick are one and the same person.**

**Subject to all matters shown on the plan of record.**

This is improved property known as **1905 Russell Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) this the 27th day of January. 1997.

**Lena Lucille Broadrick**

BY: James R McGowan
**James Ronald McGowan,**
**her Attorney-in-Fact**

BOOK 10348 PG 574

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, **James Ronald McGowan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument on behalf of **Lena Lucille Broadrick** as her Attorney-in-Fact and is authorized by **Lena Lucille Broadrick** to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 27th day of January, 1997.

Dana Summarell
NOTARY PUBLIC

My Commission Expires: 11/25/00

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

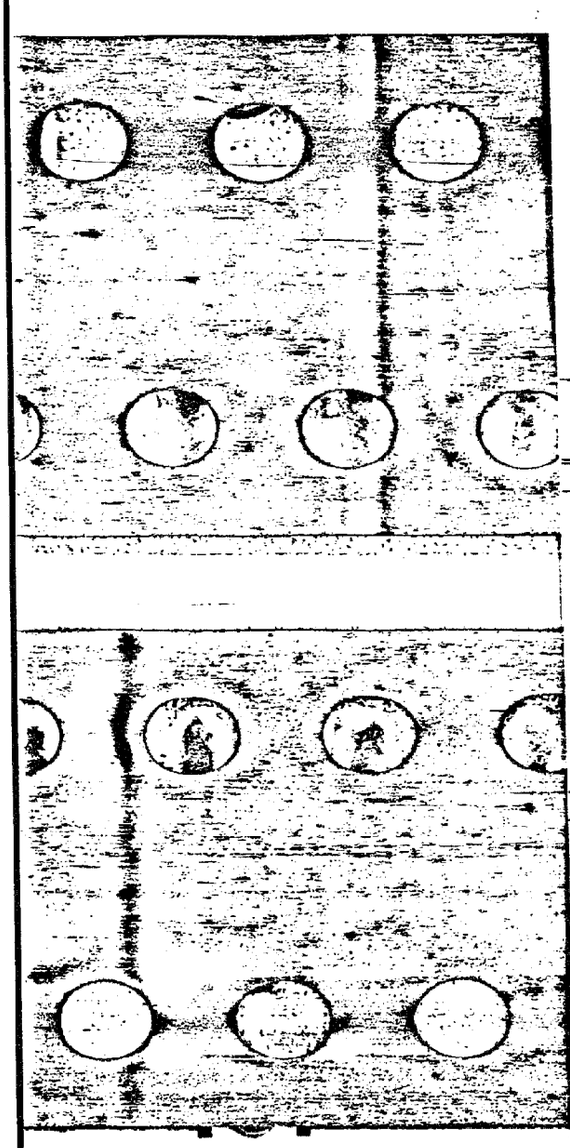
My Commission Expires NOV. 25, 2000

02727.27
IDENTIFICATION REFERENCE

97 FEB 13 AM 9:18

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

5998 02/13 0101 03CHECK 212-50





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10348 PG 575

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TC - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

02/13/97 01 09:19 0001 5998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272727
IDENTIF. A REFERENCE

97 FEB 13 AM 9:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1116468